Academic views on the urban role of a City Hall

SET OFF BASES FOR A DEVELOPING URBAN PLAN

BY JORGE DANIEL ROCCHI

According to the evolution of the times today,we are obliged as students of the urban space to know the needs that our inhabitants demand.

I consider that a **URBAN AND REGIONAL PLAN** is needed in current government platforms, which tends to have a dynamic and flexible planning system, capable of coordinating programs and projects in a short, medium and long-range action. This system must cover the entire municipal structure and would be transformed into a **DIRECTOR MASTER PLAN**.

To be able to carry out a multidisciplinary structure, an entity such as "management" or "secretary" is required to formalize tasks in the following coordinated actions:

1) EXTERNAL MANAGEMENT ACTIONS, aimed at optimizing budget expenditures in the Public Works and Services Area, both nations and provinces and even private ones. From there derives the implementation of a series of programs and projects, in which the city hall acts as the coordinating entity, fundamentally with Argentine Railways, Gas Del Estado, National Highway, National Grain Board, Municipal Public Service Concessionaires, Civil and Neighborhood Associations.

2) ORIENTATION OF THE MUNICIPAL BUDGET TO PROGRAMS OF HIGH SOCIAL PROFITABILITY, focused on works of massive use or in sectors that, due to their scarce resources, cannot face in the short term refundable works for contribution of improvements.

3) PROGRAMS FOR THE USE OF LABOR MUNICIPAL STAFF, capable of restructuring or revitalizing depressed urban sectors, in order to understand public works as promoters of social development and incentives for private investment.

4) INTERNAL MANAGEMENT ACTIONS, aimed at optimize investments and increase collection without increasing the tax burden (administrative decentralization, modernization of operating techniques, etc.).

5) THE **GOOD HABITAT PLAN,** this regulatory plan must include the general urban dynamics of the elevation of the quality of life of all its inhabitants.

6) EXPANSIVE DEMOGRAPHY, a problem of population growth must be understood with all the requirements that this implies, so that a city of 100,000 inhabitants in 2030 can reach 170,000 people.

It should be noted that the new name of General Direction does not mean for the existing Planning Direction of a given municipality, a mere change of name, but a profound transformation of the **IDEA PLAN.**

The Planning and Planning Code is insufficient to respond, both to control the intermediate city stadiums and to serve as a reference for action in the face of the dynamics of the evolution presented by the relationships - resources and demands - between different variables.

This timelessness of the indications of the plan, lack of priorities and strategies of stageability, aggravated by the evolution of the pertinent regulations, increasingly tolerant regarding compliance with the minimum urban conditions of services and equipment necessary in any urbanization operation. Added to the fact that by the simultaneous granting of building permits in all the urban areas that make up the final city through some urban codes, today, in fact, in the potentialities and possibilities, they pose a gap between the real city and the plan hypothesis, which requires reconsideration of the latter (see point 2).

We must understand that the city builds itself and that the political decision to intervene on the city implies an attitude that is closer to interpretation than to imposition.

It leads to a totally different position, where the master plan ceases to be a "**finished city project**" towards which to direct all efforts and all investments, encouraging non-existent expectations, to become continuous management through the years; whose function is to propose the main guidelines, lines of action and the framing structure of municipal public action, an instrument with a popular and participatory sense, capable of interpreting the deep meaning of the citizen's will.

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Jorge Daniel Rocchi

Born in Villa María, Córdoba, Argentina. When he was 2 years old his family moved to the city of Pergamino in Buenos Aires, where he lives and did most of his works.
Architect graduated from **the Faculty of Architecture, Design and Urbanism (FADU) of the National University of Buenos Aires (UBA).**
Passionate about understanding the inhabited space, he specialized in the Development of urban guidelines at the University of Salamanca, Dynamic Design Strategies for regional cities at the University of Washington in Saint Louis and participated in debates on the administration of institutions about denominations of Urban land at the Ontario Association of Architects, Canada.